

Younan Properties Hires Seasoned Executive As Director of Asset Management

Real Estate Veteran Responsible for Managing YPI's Large Commercial Portfolio

Woodland Hills, Calif. April 5, 2004 Jerry Bruno has joined Younan Properties, Inc. (YPI), one of the fastest growing commercial real estate investment firms in the United States, as Director of Asset Management. In his new position, Mr. Bruno will be an essential member of the senior management team and will be responsible for managing the firm's assets throughout California.

Jerry's more than 20 years of experience and accomplishment in the commercial real estate industry will be instrumental to support our growth and aggressive expansion in other markets, said Zaya S. Younan, chairman and CEO of Younan Properties.

Prior to joining Younan Properties, Mr. Bruno worked for BH Properties as Director of Property Management, where he was responsible for a large, multi-use portfolio with assets located in California, Washington, Arizona, Texas and Florida. In addition, Mr. Bruno was Senior Property Manager for AH Warner Center Properties, LLC owned by Transwestern Commercial (from 2000-2002) and The Voit Companies (from 1997-1999). Both companies managed the Woodland Hills AH Warner Center portfolio consisting of 1.8 million feet of class A high-rise office space and 450,000 feet of low-rise office assets.

He began his career at Trizec Properties, Inc., where he held the titles of Leasing Manager, Director of Leasing and Property Manager. For 12 years, he leased and managed class A office space in various Los Angeles sub-markets.

I have been following YPI's performance over the past two years. I am amazed how quickly Zaya Younan has guided his firm's growth and prosperity during a time of depressed office market conditions, said Mr. Bruno. Unlike other real estate investment firms, Zaya views real estate ownership as a process to be improved and innovated on a daily basis and he is not afraid to apply new techniques and ideas to the industry. I am excited to be part of the YPI team and I look forward to being a contributing team member as YPI pursues new ventures.

Mr. Bruno will be graduating this May from California Lutheran University with an MBA degree. He received a bachelor's degree in real estate finance from California State University, Northridge. Mr. Bruno holds a real estate brokers license and the CCIM designation (Certified Commercial Investment Member) and he is a member of the Los Angeles Chapter of The Institute of Real Estate Management (IREM).